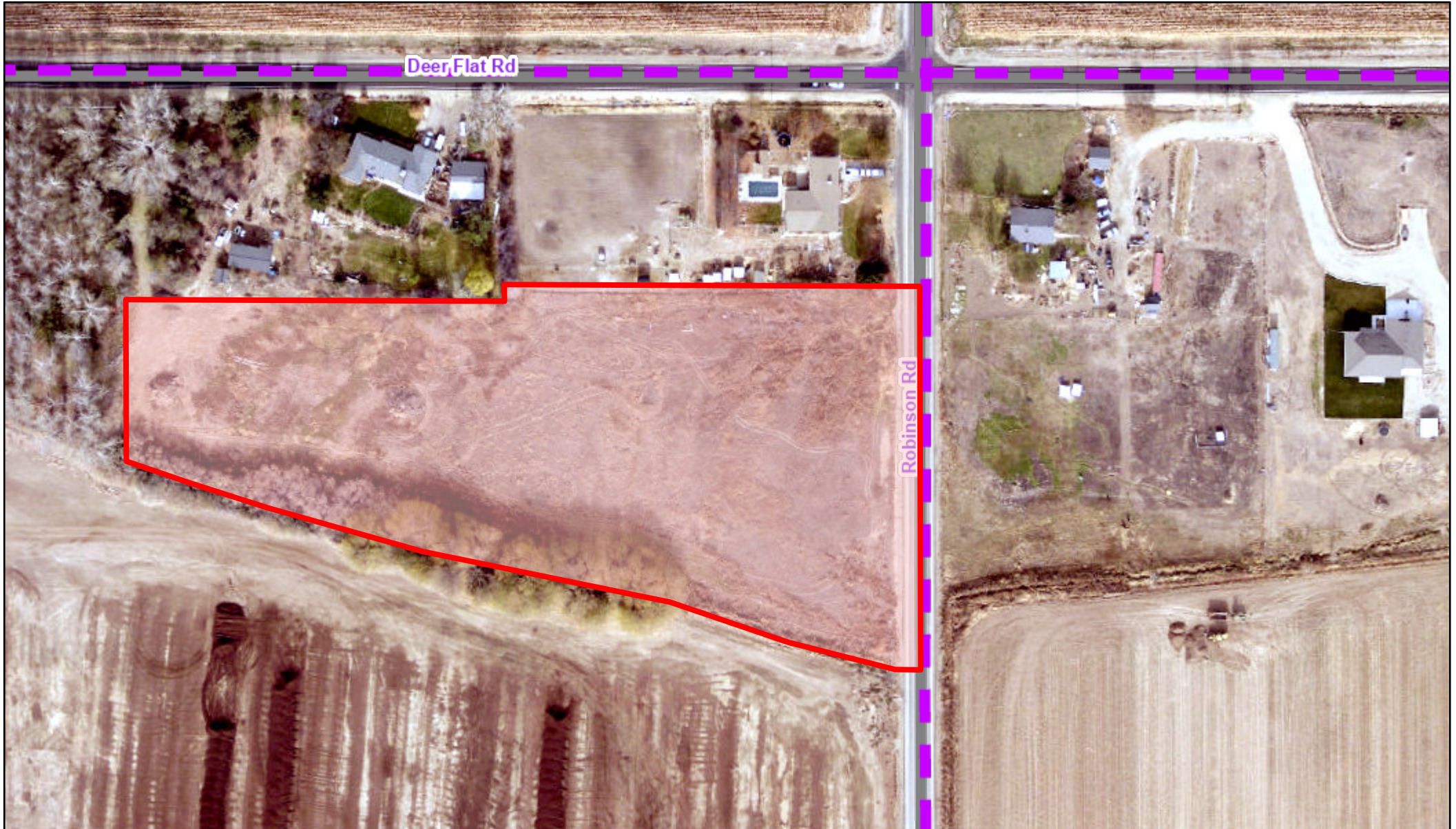


Canyon County, ID Web Map



6/16/2023, 4:04:22 PM



Multiple Parcel Search _Query result

CanyonCountyRoads



Roads

ITDFunctionalClassification



Major Collector

Canyon County Imagery_2019



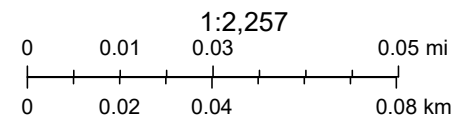
Red: Band_1



Green: Band_2



Blue: Band_3



County of Ada, Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

Canyon County, ID

County of Ada, Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA | COMPASS | Nampa GIS | City of Nampa |

MASTER APPLICATION

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx

Phone: 208-454-7458

Fax: 208-454-6633



PROPERTY OWNER	OWNER NAME: James York
	MAILING ADDRESS: 2432 W. Bay Pointe Ave., Nampa, ID 83651
	PHONE: 208.919.2173 EMAIL:
I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If owner(s) are a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign. Signature: <u>[Signature]</u> Date: <u>3/30/23</u>	
(AGENT) ARCHITECT ENGINEER BUILDER	CONTACT NAME: Penelope Constantikes
	COMPANY NAME: Riley Planning Services LLC
	MAILING ADDRESS: P.O. Box 405, Boise, ID 83701
	PHONE: 208.908.1609 EMAIL: penelope@rileyplanning.com
SITE INFO	STREET ADDRESS: N/A
	PARCEL #: R28994011 LOT SIZE/AREA: 5.409
	LOT: BLOCK: SUBDIVISION:
	QUARTER: SECTION: 19 TOWNSHIP: 2N RANGE: 1W
	ZONING DISTRICT: FLOODZONE (YES/NO): No
HEARING LEVEL APPS	<input checked="" type="checkbox"/> CONDITIONAL USE <input type="checkbox"/> COMP PLAN AMENDMENT <input checked="" type="checkbox"/> CONDITIONAL REZONE <input type="checkbox"/> ZONING AMENDMENT (REZONE) <input type="checkbox"/> DEV. AGREEMENT MODIFICATION <input type="checkbox"/> VARIANCE > 33% <input type="checkbox"/> MINOR REPLAT <input type="checkbox"/> VACATION <input type="checkbox"/> APPEAL <input type="checkbox"/> SHORT PLAT SUBDIVISION <input type="checkbox"/> PRELIMINARY PLAT SUBDIVISION <input type="checkbox"/> FINAL PLAT SUBDIVISION
	DIRECTORS DECISION APPS <input type="checkbox"/> ADMINISTRATIVE LAND DIVISION <input type="checkbox"/> EASEMENT REDUCTION <input type="checkbox"/> SIGN PERMIT <input type="checkbox"/> PROPERTY BOUNDARY ADJUSTMENT <input type="checkbox"/> HOME BUSINESS <input type="checkbox"/> VARIANCE 33% > <input type="checkbox"/> PRIVATE ROAD NAME <input type="checkbox"/> TEMPORARY USE <input type="checkbox"/> DAY CARE <input type="checkbox"/> OTHER
CASE NUMBER: <u>CU 2023-0014</u> DATE RECEIVED: <u>6.16.23</u>	
RECEIVED BY: <u>CL</u> APPLICATION FEE: <u>950</u> ⁰⁰ CK MO CC CASH	

CONDITIONAL USE PERMIT CHECKLIST

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6633



THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS CHECKLIST:

<input checked="" type="checkbox"/> Master Application completed and signed
<input checked="" type="checkbox"/> Detailed letter fully describing the request and addressing any applicable Comprehensive Plan policies and ordinance requirements outlined below
<input checked="" type="checkbox"/> Neighborhood meeting sign-up sheet and copy of neighborhood notification letter
<input checked="" type="checkbox"/> Land Use Worksheet
<input checked="" type="checkbox"/> Site Plan showing existing and proposed site features
<input checked="" type="checkbox"/> Deed or evidence of property interest to all subject properties.
<input checked="" type="checkbox"/> \$850 non-refundable fee, \$550 for a modification

NOTE:

The following criteria are outlined in ordinance 07-07-05: HEARING CRITERIA:

Please provide a response to each of the criteria in the letter of intent.

- (1) Is the proposed use permitted in the zone by conditional use permit;
- (2) What is the nature of the request;
- (3) Is the proposed use consistent with the comprehensive plan;
- (4) Will the proposed use be injurious to other property in the immediate vicinity and/or negatively change the essential character of the area;
- (5) Will adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems be provided to accommodate the use;
- (6) Does legal access to the subject property for the development exist or will it exist at the time of development;
- (7) Will there be undue interference with existing or future traffic patterns; and
- (8) Will essential services be provided to accommodate the use including, but not limited to, school facilities, police and fire protection, emergency medical services, irrigation facilities, and will the services be negatively impacted by such use or require additional public funding in order to meet the needs created by the requested use?

PROCESS: 1 PUBLIC HEARING (APPROVED BY PLANNING & ZONING COMMISSION)

****Additional studies and information may be required to understand the impact to traffic, the environment, economics and surrounding properties.**

LAND USE WORKSHEET

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6633



Required for Conditional Use Permit, Comprehensive Plan and Zoning Ordinance Amendment Applications

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

GENERAL INFORMATION

- 1. DOMESTIC WATER:** ☒ Individual Domestic Well ☐ Centralized Public Water System ☐ City
☐ N/A – Explain why this is not applicable: _____
☒ How many Individual Domestic Wells are proposed? 1

- 2. SEWER (Wastewater)** ☒ Individual Septic ☐ Centralized Sewer system
☐ N/A – Explain why this is not applicable: _____

3. IRRIGATION WATER PROVIDED VIA:

- ☒ Surface ☐ Irrigation Well ☐ None

- 4. IF IRRIGATED, PROPOSED IRRIGATION:** TBD
☐ Pressurized ☐ Gravity

5. ACCESS:

- ☐ Frontage ☒ Easement Easement width 28 Inst. # 2022-028175

6. INTERNAL ROADS: N/A

- ☐ Public ☐ Private Road User's Maintenance Agreement Inst # _____

7. FENCING

- ☐ Fencing will be provided (Please show location on site plan)

Type: _____ Height: _____

8. STORMWATER:

- ☒ Retained on site ☐ Swales ☐ Ponds ☐ Borrow Ditches
☐ Other: _____

9. SOURCES OF SURFACE WATER ON OR NEARBY PROPERTY: (i.e. creeks, ditches, canals, lake)

NORTH OF SITE ALONG DEER FLAT RD VIA FACILITY AT/ON
8979 ROBINSON ROAD

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

- ☒ Residential 1 ☐ Commercial _____ ☐ Industrial _____
☐ Common _____ ☐ Non-Buildable _____

2. FIRE SUPPRESSION:

- ☐ Water supply source: Well / sprinklers may be installed

3. INCLUDED IN YOUR PROPOSED PLAN?

- ☐ Sidewalks ☐ Curbs ☐ Gutters ☐ Street Lights ☒ None

NON-RESIDENTIAL USES

1. SPECIFIC USE: _____

2. DAYS AND HOURS OF OPERATION:

- ☐ Monday _____ to _____
☐ Tuesday _____ to _____
☐ Wednesday _____ to _____
☐ Thursday _____ to _____
☐ Friday _____ to _____
☐ Saturday _____ to _____
☐ Sunday _____ to _____

3. WILL YOU HAVE EMPLOYEES? ☐ Yes If so, how many? _____ ☐ No

4. WILL YOU HAVE A SIGN? ☐ Yes ☐ No ☐ Lighted ☐ Non-Lighted

Height: _____ ft Width: _____ ft. Height above ground: _____ ft

What type of sign: _____ Wall _____ Freestanding _____ Other _____

5. PARKING AND LOADING:

How many parking spaces? _____

Is there is a loading or unloading area? _____

ANIMAL CARE RELATED USES

1. MAXIMUM NUMBER OF ANIMALS: FUTURE - CHICKENS; EQUESTRIAN

2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION?

☐ Building

☐ Kennel

☐ Individual Housing

☐ Other

TBD / FUTURE BARN

3. HOW DO YOU PROPOSE TO MITIGATE NOISE?

☐ Building

☐ Enclosure

☐ Barrier/Berm

☐ Bark Collars

AG ZONE - NO MITIGATION PROPOSED

4. ANIMAL WASTE DISPOSAL

☐ Individual Domestic Septic System

☐ Animal Waste Only Septic System

☒ Other: USE W/AGRICULTURAL ACTIVITIES



June 14, 2023

Canyon County Development Services
111 North 11th Avenue, Room 310
Caldwell, ID 83605

RE: CONDITIONAL USE PERMIT FOR GROUP HOME IN AGRICULTURAL ZONE

Dear Commissioners and Staff:

On behalf of the property owner, please accept the attached application materials for a Group Home Conditional Use Permit. A group home is a conditional use in an agricultural zone as specified by the Canyon County Code of Ordinances.

The site is located at the SW corner of Deer Flat Road and Robinson Road with Parcel Number R28994011.

The proposed sober living group home will be owned and managed by local Canyon County residents – this is not a proposed group home CUP request by a regional or national company.

The group home will include all of the requisite amenities for normal living including kitchen, laundry and bedrooms for 30 residents. Living at the group home will include cleaning and cooking responsibilities, ordinary home maintenance duties as well as outside activities such as yard care and chores. Agricultural use of the site will continue with planned uses including a large garden and equestrian activity.

The manager has provided a vision statement as follows:

The residents will fall under the legal definition of disabled as defined by the Fair Housing Act. Our clients will fit this description as they will be unable to hold regular employment because of their disease process. They must live in a group home because they are not in active addiction – they in a new recovery and rehabilitation course. These residents will need the teaching provided by professionals in a home setting to help them learn health relationships in order to successfully return home to family and friends after their stay. Their residency will be between 30 and 90 days. A lifetime “open pass” is available to return, if needed, for further assistance, care, support or guidance.

While in our care we provide addiction treatment as well as mental health intervention with diagnosis and medical management. The day to day duties and activities identified above provides a way to learn how to live successfully on their own. Our home is essential to the success of these disabled individuals as they need peer support, camaraderie and encouragement from each other as well.

A full packet of information is provided include documentation of outreach to SWD and Kuna Fire Department. Access will be provided via an easement connection to Deer Flat Road as required by the Nampa Highway District No. 1. A copy of the easement is provided for staff review.

Elevations and floor plans are provided.

A Parcel Inquiry has been obtained and a Pre-Application consultation was held with CCDS Staff. The Neighborhood Meeting was held at the Nampa Public Library on February 28, 2023.

The property owner and project team look forward to a positive review of the proposed group home and stand ready to assist staff with any questions or additional materials requests.

Best regards,

RILEY PLANNING SERVICES LLC

P. Constantikes

Penelope Constantikes
Principal



MEMORANDUM

TO: CANYON COUNTY DEVELOPMENT SERVICES

FROM: Penelope Constantikes

DATE: June 14, 2023

RE: GROUP HOME CONDITIONAL USE PERMIT
CUP CRITERIA

Canyon County Ordinance 07-07-05: Hearing Criteria provides a set of criteria for Conditional Use Permit Applications.

- Is the proposed use permitted in the zone by conditional use permit?
 - Yes
- What is the nature of the request?
 - See attached project description.
- Is the proposed use consistent with the comprehensive plan?
 - Chapter 12 of the 2030 Comprehensive Plat provides the housing element of Canyon County's future vision.
 - Yes, the proposed use is consistent with the comprehensive plan.
 - On page 81 in the Housing Chapter the 'fair housing' element is referenced.
 - The definition of includes 'a group of rooms'.
 - Housing Goals, Policies, and Actions list the following:
 - G11.01.00: Encourage opportunities for a diversity of housing choices in the County. RESPONSE: This proposed group home provides a much needed housing type in Canyon County
 - P11-01.01: Encourage a variety of housing sizes that meet the needs of families, various age groups and incomes.
 - G11.02.00: Maintain the rural character of Canyon County while providing sufficient housing without fragmenting agricultural land and natural resources. RESPONSE: This site has been verified by CCDS previously as non-viable agricultural land at a larger scale. The proposed use will include agricultural activities and provide a buffer between the existing single family residences and the very large dairy operation to the south of the subject site.
- Will the proposed use be injurious to other property in the immediate vicinity and / or negatively change the essential character of the area?
 - The proposed use provides a buffer for the large scale dairy operation to the south.
 - The proposed use will incorporate agricultural oriented activity to the extent possible.
 - The proposed housing type provides essential and much needed housing type that is unfortunately not specifically referenced in the 2030 Comprehensive Plan.
- Will adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems be provided to accommodate the use?

- Potable water will be provided by a well.
- Detailed discussions with SWD regarding sanitary septic have been conducted and the site is designed to meet SWD's standards and requirements.
- The site has surface water rights and according to the water master are delivered to the southwest corner of Robinson and Deer Flat. The water master has indicated that a facility to deliver water to the site can and will be provided.
- Drainage and stormwater drainage facilities will be engineered as needed. The site is large enough to provide these essential site elements.
- Utility provision will be coordinated with Idaho Power and other service providers during the construction drawing review and approval process.
- Does legal access to the subject property for the development exist or will it exist at the time of development?
 - Legal access is provided to the site. Nampa Highway District has mandated that the access to the site be provided via the 28-foot wide easement connecting the site to Deer Flat Road.
 - A copy of the recorded easement is included in the application packet and the proposed access is not excluded in this easement agreement.
 - It does appear there are some encroachments into the easement. The Nampa Highway District has indicated their willingness to assist the applicant where appropriate.
- Will there be undue interference with existing or future traffic patterns.
 - NHD #1 has not indicated any issues with traffic generation.
 - Only a portion of the residents will have vehicles. The residents are not leaving the site for work – 'work' will be on the site.
- Will essential services be provided to accommodate the use including, but not limited to, school facilities, police and fire protection, emergency medical services, irrigation facilities and will the services be negatively impacted by such use or require additional public funding in order to meet the needs created by the requested use?
 - No school children will be generated by the proposed use.
 - Kuna Fire Department has not indicated any concerns regarding provision of services including emergency medical services in response to the applicant's request for review of the project
 - The project team will reach out to the appropriate law enforcement provider for feedback prior to the public hearing.
 - The applicant has discussed provision of surface water delivery to the site.
 - There is no indication that additional public funding will be needed.

Thank you!

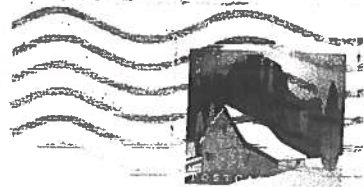


LAND USE PLANNING • DUE DILIGENCE • INDIVIDUAL ASSESSMENTS

Riley Planning Services
P.O. Box 405
Boise, ID 83701

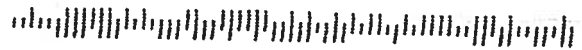
BOISE ID 837

17 FEB 2023 PM 2 4



Riley Planning Services
P.O. Box 405
Boise, ID 83701

83701-040505



Riley Planning Services
P.O. Box 405
Boise, ID 83701



GREGORY TIM SR
8778 ROBINSON RD
KUNA, ID 83634

Riley Planning Services
P.O. Box 405
Boise, ID 83701



Riley Planning Services
P.O. Box 405
Boise, ID 83701

Riley Planning Services
P.O. Box 405
Boise, ID 83701



STEWART LAND COMPANY
5459 DEER FLAT ROAD
NAMPA, ID 83686

Riley Planning Services
P.O. Box 405
Boise, ID 83701



THOMPSON JOSEPH
4867 W. DEER FLAT ROAD
KUNA, ID 83634

Riley Planning Services
P.O. Box 405
Boise, ID 83701



FAST MICHAEL
8979 ROBINSON ROAD
KUNA, ID 83634

Riley Planning Services
P.O. Box 405
Boise, ID 83701



BROWN SHIRLEY
2011 LAGUNA AVE
NAMPA, ID 83686

Riley Planning Services
P.O. Box 405
Boise, ID 83701



GREEN D E TRUST
9137 ROBINSON RD
KUNA, ID 83634

Riley Planning Services
P.O. Box 405
Boise, ID 83701



PLUMBER RONALD
5093 DEER FALT ROAD
KUNA, ID 83634

Riley Planning Services
P.O. Box 405
Boise, ID 83701



MCGREW CHRISTOPHER
4915 W. DEER FLAT ROAD
KUNA, ID 83634

Riley Planning Services
P.O. Box 405
Boise, ID 83701



CHAPMAN DOUGLAS
4951 W. DEER FLAT ROAD
KUNA, ID 83634

NEIGHBORHOOD MEETING SIGN-IN SHEET
Tuesday, February 28, 2023 – 6:00 PM to 6:30 PM at the Nampa Public Library
CONDITIONAL USE PERMIT FOR GROUP HOME

NAME	ADDRESS	EMAIL ADDRESS
Joe Stewart	5459 Deer Flat	Saking1@gmail.com
Lisa Brokaw	10416 W. Lone Wolf Ln Boise, ID	lbbrokaw2@gmail.com
Shirley Brown	2011 E. Laguna Ave Nampa, ID 83684	richardshirleybrown@gmail.com
Jenifer McGrew	4915 W. Deer Flat Rd.	jmcgrew101@icloud.com
Doug & Christine Chapman	4951 W. Deer Flat Rd	dcinid24@gmail.com
Debbie & Steve Lambson	9151 Robinson Rd Kuna	deblam@netzero.net
Frank & Sheryl Pokorney	9137 Robinson Rd Kuna	pokorney@yahoo.com
Mike & Amy Fast	8979 Robinson Rd Kuna	michaelfast@gmail.com
Ron & Pdlly Plummer	5093 W. Deer Flat, Kuna	littleswed@gmail.com

NEIGHBORHOOD MEETING SIGN-UP

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6633



NEIGHBORHOOD MEETING SIGN UP SHEET

CANYON COUNTY ZONING ORDINANCE §07-01-15

Applicants shall conduct a neighborhood meeting for any proposed comprehensive plan amendment, zoning map amendment (rezone), subdivision, variance, conditional use, zoning ordinance map amendment, or other requests requiring a public hearing.

SITE INFORMATION

Site Address: <u>N/A</u>	Parcel Number: <u>R 28994011</u>
City: <u>KUNA</u>	State: <u>ID</u> ZIP Code: <u>83634</u>
Notices Mailed Date: <u>2/17/23</u>	Number of Acres: <u>5.409</u> Current Zoning: <u>A</u>
Description of the Request: <u>CUP FOR GROUP HOME</u>	

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: <u>RENELOPE CONSTANTINES</u>
Company Name: <u>RILEY PLANNING SERVICES LLC</u>
Current address: <u>P.O. BOX 405</u>
City: <u>BOISE</u> State: <u>ID</u> ZIP Code: <u>83701</u>
Phone: <u>208.908.1609</u> Cell: Fax:
Email:

RENELOPE@RILEYPLANNING.COM (ALL LOWER CASE)

MEETING INFORMATION

DATE OF MEETING: <u>2/28/23</u>	MEETING LOCATION: <u>NANIPA PUBLIC LIBRARY</u>	
MEETING START TIME: <u>6:00</u>	MEETING END TIME: <u>7:15</u>	
ATTENDEES: <u>9 NEIGHBORS</u>		
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. <u>SEE ATTACHED</u>		
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		

10.
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19.
20.

NEIGHBORHOOD MEETING CERTIFICATION:

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accordance with Canyon County Zoning Ordinance § 07-01-15.

APPLICANT/REPRESENTATIVE (Please print):

Penelope Constantines

APPLICANT/REPRESENTATIVE (Signature): P. Constantines

DATE: 2 / 29 / 23



PioneerTitleCo.
GOING BEYOND

8151 W. Rifleman Street
Boise, ID 83704

ELECTRONICALLY RECORDED-DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT

File No. 819851 /LF

WARRANTY DEED

For Value Received **Steve Colson, a single person**

hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

James York, an unmarried man

hereinafter referred to as Grantee, whose current address is 2432 W Bay Pointe Ave Nampa, ID 83651

The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

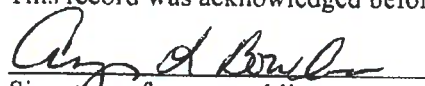
To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), that the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: 12-7-22


Steve Colson

State of ID, County of Ada

This record was acknowledged before me on December ⁷~~6~~, 2022 by Steve Colson


Signature of notary public

Commission Expires: 12-12-27

AMY L. BOWLES
COMMISSION #41282
NOTARY PUBLIC
STATE OF IDAHO

EXHIBIT A

This parcel is a portion of the Northeast Quarter of the Northeast Quarter of Section 19, Township 2 North, Range 1 West, Boise, Meridian, Canyon County, Idaho, and is more particularly described as follows:

COMMENCING at the Northeast Corner of said Northeast Quarter Northeast Quarter; thence
South 00° 07'34" East along the East boundary of said Northeast Quarter of the Northeast Quarter a distance of 214.50 feet to the TRUE POINT OF BEGINNING; thence continuing
South 00° 07'34" East along said East boundary a distance of 394.88 feet to a point on the centerline of a drain ditch as it now exists; thence traversing said centerline as follows:
North 88° 59'34" West a distance of 26.11 feet;
North 75° 48'36" West a distance of 114.05 feet;
North 71° 16'03" West a distance of 128.79 feet;
North 78° 28'50" West a distance of 261.34 feet;
North 74° 16'57" West a distance of 166.88 feet;
North 72° 20'51" West a distance of 83.34 feet;
North 71° 09'46" West a distance of 69.38 feet; thence leaving said centerline and bearing
North 00° 07'34" West parallel with the East boundary of said Northeast Quarter of the Northeast Quarter a distance of 166.69 feet; thence
South 89° 43'55" East parallel with the North boundary of said Northeast Quarter of the Northeast Quarter a distance of 391.00 feet; thence
North 00° 07'34" West parallel with the East boundary of said Northeast Quarter of the Northeast Quarter a distance of 17.18 feet; thence
South 89° 43'55" East parallel with the North boundary of said Northeast Quarter of the Northeast Quarter a distance of 429.00 feet to the TRUE POINT OF BEGINNING.

This parcel is subject to all easements and rights-of-way of record or implied; Also subject to a county right right-of-way along the East boundary and Includes the use of a 28.00 feet ingress-egress easement more particularly described as follows:

COMMENCING at the Northeast corner of said Northeast Quarter of the Northeast Quarter; thence
North 89° 43'55" West along the North boundary of said Northeast Quarter of the Northeast Quarter a distance of 792.00 feet to the TRUE POINT OF BEGINNING; thence
South 00° 07'34" East parallel with the East boundary of said Northeast Quarter of the Northeast Quarter a distance of 231.68 feet; thence
North 89° 43'55" West parallel with the North boundary of said Northeast Quarter of the Northeast Quarter a distance of 28.00 feet; thence
North 00° 07'34" West parallel with the East boundary of said Northeast Quarter of the Northeast Quarter a distance of 231.68 feet to a point on the North boundary of said Northeast Quarter of the Northeast Quarter; thence
South 89° 43'55" East along said North boundary a distance of 28.00 feet to the TRUE POINT OF BEGINNING.



KUNA RURAL FIRE DISTRICT

EST. 1951

150 W BOISE ST
PO Box 607
Kuna, ID 83634
PHONE: (208) 922-1144
FAX: (208) 922-1982

Date: 3/15/2023
From: Kuna Rural Fire District
Regarding: Site Access & Water Supply
Conditions for Approval
Future Group Home
Deer Flat Road, Kuna, ID 83634

Agency Comments:

The Fire District can support the proposed project under the following conditions. The application indicates this building will be fully fire sprinklered.

- **Fire Service and Emergency Service Access:**

The Kuna Fire District encourages fire service access from South Robinson Road so as to provide sufficient roadway design for emergency service apparatus. The proposed fire service access roadways shall be at least 20 feet in width and extend to within 150 feet of all portions of the proposed building exterior walls, as measured around the structure. Access service roadways shall be of an all-weather material and capable of carrying the load of emergency service apparatus. Dead end driveways extending beyond 150 feet must include an area for fire apparatus to turn around and exit the property. (State Fire Code 102.5)

- **Fire Fighting Water Supply:**

Municipal firefighting water supply is not currently available in this rural area. The Fire District recommends providing an onsite firefighting water supply for the proposed building until such time municipal water extends to this area. Further details and guidance can be found in the document NFPA 1142, (Standard on Water Supplies for Suburban and Rural Fire Fighting). Alternatively, this structure may be protected with an approved fire sprinkler system designed and installed in accordance with NFPA 13. A separate fire sprinkler permit will be required. (State Fire Code 102.5)

Regards,

Kuna Rural Fire District
www.KunaFire.com
Kuna, ID 83634
1.208.922.1144 (main)



Southwest District Health

Pre-Development Meeting Planned Unit/Commercial

Environmental Health Services

13307 Miami Lane
Caldwell, ID 83607
208.455.5400
FAX 208.455.5405

Name of Development: Revive "Sober Living" - Commercial Facility
Applicant: Jim York
P.E./P.G.: Dan Lardie - Levitt Engineering
All others in Attendance: Penelope Constantikes

EHS #'s 32 Date 12/21/22

Number of Lots or Flow: 1 Acreage of Proposed Development: 5.41
Location of Development: Deer Flat and Robinson - Southwest Corner

Project in Area of Concern: County Groundwater/Rock <10' Unknown
Level 1 NP Necessary for N: NP Area - Greater than 5 Acres

LSAS/CSS Proposed: N/A
BRO meeting for P or above:
Proposed Drinking Water: Individual ☒, City ☐, Community ☒, Public Water Supply ☐
BRO meeting for PWS, Com: Possibly Public Water System

Information Distributed: SER ☐, NP Guidance ☐, Non-Domestic WW ap. ☐

Additional Comments: Anticipated wastewater flow: 1350 Gal/Flow per day anticipated
Based on IDAPA Rooming House - 40 gal/residence
Non-Residence Staff & Residence Staff: 15 for non and 40 Residence
Not many in IDAPA
Nursing home vs Sober Home - Washing facilities, Sanitation
NP Study not required due to size of the Lot.
Possibly a transient community well -
Letter of intended use required still. Will pass on to Andrew Ramsey
for evaluation on whether required to be community water syst.

Attach conceptual plan, if provided, or any other correspondence, and create a file for this information. The information will be helpful when responding to the county about permitting requirements and should be maintained with the subdivision file or commercial permit file when completed, for a complete written history of the project and SWDH involvement.

1008 E. Locust
Emmett 83617
365-6371
FAX 365-4729

1155 Third Ave., N.
Payette 83661
642-9321
FAX 642-5098

46 W. Court
Weiser 83672
549-2370
FAX 549-2371

824 S. Diamond St.
Nampa 83686
465-8402
FAX 442-2809

R28994011 PARCEL INFORMATION REPORT

11/9/2022 7:49:56 AM

PARCEL NUMBER: R28994011

OWNER NAME: COLSON STEVE

CO-OWNER:

MAILING ADDRESS: 8621 S HAPPY VALLEY RD NAMPA ID 83686

SITE ADDRESS: 0 DEER FLAT RD

TAX CODE: 0990000

TWP: 2N

RNG: 1W

SECTION: 19

QUARTER: NE

ACRES: 5.41

HOME OWNERS EXEMPTION: No

AG-EXEMPT:

DRAIN DISTRICT: NOT In Drain Dist

ZONING DESCRIPTION: AG / AGRICULTURAL

HIGHWAY DISTRICT: NAMPA HWY DIST

FIRE DISTRICT: KUNA FIRE

SCHOOL DISTRICT: KUNA SCHOOL DIST

IMPACT AREA: NOT In Impact Area

FUTURE LAND USE: AG

IRRIGATION DISTRICT: BOISE PROJECT BOARD OF CONTROL

FEMA FLOOD ZONE: X

FEMA FLOODWAY: NOT In FLOODWAY

FIRM PANEL NUMBER: 16027C0425F

WETLAND: Freshwater Emergent Wetland

NITRATE PRIORITY: ADA CANYON

PRINCIPAL ARTERIAL: NOT In Principal Art

COLLECTOR: NOT In COLLECTOR

INSTRUMENT NO. : 2012046064

SCENIC BYWAY: NOT In Scenic Byway

LEGAL DESCRIPTION: 19-2N-1W NE TX 02650 NENE

PLATTED SUBDIVISION:

SMALL CITY ZONING:

SMALL CITY ZONING TYPE:



DISCLAIMER:

1. FEMA FLOOD ZONE REFERS TO THE DESIGNATED FEMA FLOOD AREAS. POSSIBLY ONE (1) OF SEVERAL ZONES - SEE FIRM PANEL NUMBER.
2. THIS FORM DOES NOT CALCULATE DATA FOR PARCELS INSIDE CITY LIMITS SO WATCH YOURSELVES.
3. WETLANDS CLASSIFICATION WILL POPULATE IF "ANY" PORTION OF SAID PARCEL CONTAINS A DELINEATED WETLAND.
4. COLLECTORS AND ARTERIALS ARE BASED ON THE SHERIFFS CENTERLINE WITH AN ADDITIONAL 100 FOOT BUFFER.

CANYON COUNTY ASSUMES NO LIABILITY FOR DIRECT, INDIRECT, SPECIAL, OR CONSEQUENTIAL DAMAGES RESULTING FROM THE USE OR MISUSE OF THIS PARCEL INFORMATION TOOL OR ANY OF THE INFORMATION CONTAINED HEREIN.

2022-028175

RECORDED

05/31/2022 11:54 AM



00708930202200281750060066

CHRIS YAMAMOTO

CANYON COUNTY RECORDER

Pgs=6 PBRIDGES

\$25.00

EASEMENT

ROBERT ROGERS

(Space Above For Recorder's Use)

EASEMENT MAINTENANCE AGREEMENT

This Easement Maintenance Agreement ("Agreement") is made effective this 3 day of May 2022, by Steve Colson ("Grantee") on behalf of Ronald G. Plummer and Polly M. Plummer ("Grantor"). The Grantor and Grantee may be collectively referred to as the parties.

RECITALS:

A. Grantor is the owner of that certain property near the corner of Deer Flat Road and Robinson Road in or near Kuna, Idaho, as more fully described in **Exhibit A**, which exhibit is attached hereto and incorporated herein ("Grantor's Property");

B. Grantee is the owner of that certain property near the corner of Deer Flat Road and Robinson Road in or near Kuna, Idaho, as depicted in **Exhibit B**, which exhibit is attached hereto and incorporated herein ("Grantee's Property");

C. There currently exists an easement (the "Easement") across Grantor's property that provides access to Grantee property for ingress and egress across as depicted on **Exhibit C**.

D. Grantee desires provide and assume responsibility for all maintenance and upkeep required to allow said easement to provide ingress and egress across Grantor's property to Grantee's property.

AGREEMENT:

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

Recitals. Paragraphs "A" through "D" above are hereby included and incorporated by this reference, inclusive, as if said Paragraphs were set forth hereat in full.

Repair and Maintenance. Grantee covenants and agrees to maintain all improvements located on the Easement in good and sufficient repair and shall keep the Easement in a neat and aesthetically pleasing condition.

Contribution to Costs. It is recognized that both the Grantor and Grantee may use the existing improvements or the improvements that may be constructed on the Easement. However, Grantee agrees to pay for all repair, maintenance, and other costs related to the improvements on the Easement in a reasonable manner. All damage to any improvements on the Easement shall be repaired as promptly as is reasonably possible. If such repairs or maintenance are not made, the Grantor, upon fifteen (15) days prior written notice, shall have the right to correct such condition. The Grantee shall promptly reimburse the Grantor for such costs. The Grantee shall be liable, and the Grantee's Property shall be subject to a lien for all costs and expenses incurred by the Grantor in taking such corrective action, plus all costs incurred in collecting the amounts due.

Indemnification.

The Grantee agrees to indemnify, defend and hold the Grantor, and its successors, assigns, and agents harmless from any and all claims, liability, losses, costs, charges, or expense that arise from their respective use or use by their respective customers, agents, invitees, or representatives of the Easement.

The Grantor agrees to indemnify, defend and hold the Grantee, and its successors, assigns, and agents harmless from any and all claims, liability, losses, costs, charges, or expense that arise from their respective use or use by their respective customers, agents, invitees, or representatives of the Easement.

Remedies. In the event of a breach hereunder by any party, the non-breaching party shall have all remedies available at law or in equity, including the availability of injunctive relief. In any suit, action or appeal therefrom to enforce or interpret this Agreement, the prevailing party shall be entitled to recover its costs incurred therein, including reasonable attorneys' fees and disbursements.

Easement Obstructions. No fence or other barrier shall be erected or permitted within or across the Easement which would prevent or obstruct the passage of pedestrian or vehicular travel; provided, however, that the foregoing shall not prohibit (i) the temporary erection of barricades which are reasonably necessary for security and/or safety purposes in connection with the construction, reconstruction, repair and maintenance of improvements, on the Grantor's or Grantee's Property, it being agreed, that all such work shall be conducted in the most expeditious manner reasonably possible to minimize the interference with the use of the Easement by Grantor and Grantee, and such work shall be diligently prosecuted to completion, or (ii) the construction of limited curbing or other forms of traffic controls along the outer perimeter of the Easement.

IN WITNESS WHEREOF, the undersigned have caused this Agreement to be executed the day and year first written above.

GRANTEE:

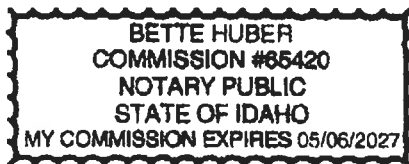
By Steve Colson

Its OWNER

STATE OF IDAHO)
) ss.
County of Ada)

On this 31st day of May 2022, before me a notary public for the State of Idaho, personally appeared Steve Colson, known or identified to me (or proved to me on oath), to be the Grantee and owner of Grantee's Property, and acknowledged to me that he executed this instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Bette Huber
NOTARY PUBLIC FOR IDAHO
Residing at Boise, Idaho
My Commission Expires 5/6/2027

EXHIBIT A

Canyon County, Idaho

generated on 5/30/2022 9:10:32 PM EST

Parcel

Parcel Number
28994000 0

Site Address
5093 DEER FLAT RD, KUNA

Owner Name
Mailing Address

Owner Information
PLUMMER RONALD G PLUMMER POLLY M
5093 DEER FLAT RD
KUNA ID 83634

Transfer Date

04/16/2013

Document #

2013016613

Deed Book/Page

Location / Description

Tax District 099-00

Legal Desc. 19-2N-1W NE TX 02649 NENE

Parcel Situs Address 5093 DEER FLAT RD, KUNA

Deeded Acreage 2.0800

Parcel Type

Property Class Code 534 Res Impr on Cat 12

Neighborhood Code 320000

EXHIBIT B

PARCEL 2:

This parcel is a portion of the Northeast Quarter of the Northeast Quarter of Section 19, Township 2 North, Range 1 West, Boise, Meridian, Canyon County, Idaho, and is more particularly described as follows.

COMMENCING at the Northeast Corner of said Northeast Quarter Northeast Quarter, thence

South 00° 07' 34" East along the East boundary of said Northeast Quarter of the Northeast Quarter a distance of 214.50 feet to the TRUE POINT OF BEGINNING, thence continuing

South 00° 07' 34" East along said East boundary a distance of 394.88 feet to a point on the centerline of a drain ditch as it now exists; thence traversing said centerline as follows:

North 88° 59' 34" West a distance of 261.1 feet, North 75°

48' 36" West a distance of 114.05 feet;

North 71° 16' 03" West a distance of 128.79 feet, North 78°

28' 50" West a distance of 261.34 feet, North 74° 16' 57" West

a distance of 166.88 feet, North 72° 20' 51" West a distance of 83.34 feet;

North 71° 09' 46" West a distance of 69.38 feet, thence leaving said centerline and bearing

North 00° 07' 34" West parallel with the East boundary of said Northeast Quarter of the Northeast Quarter a distance of 166.69 feet; thence

South 89° 43' 55" East parallel with the North boundary of said Northeast Quarter of the Northeast Quarter a distance of 391.00 feet; thence

North 00° 07' 34" West parallel with the East boundary of said Northeast Quarter of the Northeast Quarter a distance of 17.18 feet; thence

South 89° 43' 55" East parallel with the North boundary of said Northeast Quarter of the Northeast Quarter a distance of 429.00 feet to the TRUE POINT OF BEGINNING

This parcel is subject to all easements and rights-of-way of record or implied; Also subject to a county right right-of-way along the East boundary and includes the use of a 28.00 feet ingress-egress easement more particularly described as follows:

COMMENCING at the Northeast corner of said Northeast Quarter of the Northeast Quarter, thence

North 89° 43' 55" West along the North boundary of said Northeast Quarter of the Northeast Quarter a distance of 792.00 feet to the TRUE POINT OF BEGINNING, thence

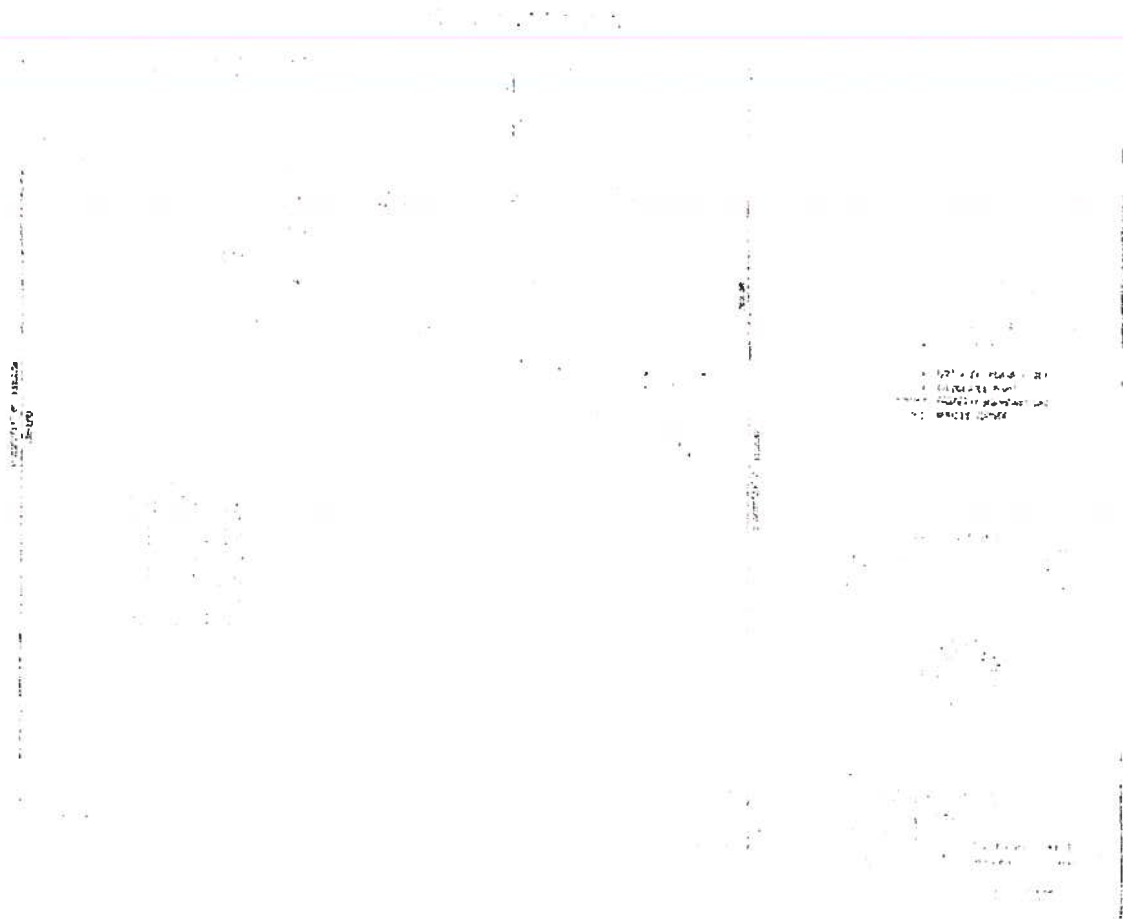
South 00° 07' 34" East parallel with the East boundary of said Northeast Quarter of the Northeast Quarter a distance of 231.68 feet; thence

North 89° 43' 55" West parallel with the North boundary of said Northeast Quarter of the Northeast Quarter a distance of 28.00 feet; thence

North 00° 07' 34" West parallel with the East boundary of said Northeast Quarter of the Northeast Quarter a distance of 231.68 feet to a point on the North boundary of said Northeast Quarter of the Northeast Quarter, thence

South 89° 43' 55" East along said North boundary a distance of 28.00 feet to the TRUE POINT OF BEGINNING

EXHIBIT C



Canyon County Development Services
111 N. 11th Ave. Room 310, Caldwell, ID 83605
(208) 454-7458

Building Division Email: buildinginfo@canyoncounty.id **Planning Division Email:** zoninginfo@canyoncounty.id

Receipt Number: 79502

Date: 6/16/2023

Date Created: 6/16/2023

Receipt Type: Normal Receipt

Status: Active

Customer's Name: James R York

Comments: CU2023-0014 Location CUP Group Home

CHARGES

<u>Item Being Paid For:</u>	<u>Application Number:</u>	<u>Amount Paid:</u>	<u>Prevs Pymnts:</u>	<u>Unpaid Amnt:</u>
Planning - Conditional Use Permit	CU2023-0014	\$950.00	\$0.00	\$0.00

Sub Total: \$950.00

Sales Tax: \$0.00

Total Charges: \$950.00

PAYMENTS

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Check	1001	\$950.00

Total Payments: \$950.00

ADJUSTMENTS

Receipt Balance: \$0.00

2023



LINE TYPES:	SYMBOLS:
EXISTING CURB & GUTTER	EXISTING SANITARY SEWER MANHOLE

1	CONCRETE CURB & GUTTER	15	INSTALL SANITARY SEWER MANHOLE
2	EXISTING SANITARY SEWER	16	EXISTING GRABBY RELOCATION MANHOLE
3	INSTALL SANITARY SEWER	17	INSTALL RELOCATION MANHOLE
4	INSTALL SEWER SERVICE	18	EXISTING STORM DRAIN MANHOLE
5	EXISTING STORM DRAIN	19	INSTALL STORM DRAIN MANHOLE
6	EXISTING STORM DRAIN MAN	20	EXISTING VALVE
7	EXISTING WATER MAIN	21	INSTALL WATER VALVE
8	INSTALL WATER MAIN	22	INSTALL RELOCATION VALVE
9	APPROXIMATE 10' DIT PROCH	23	EXISTING WATER VALVE
10	EXISTING MANHOLE	24	INSTALL WATER VALVE
11	EXISTING PRESSURE RRI	25	EXISTING WATER VALVE
12	INSTALL PRESSURE RRI MAN	26	EXISTING WATER VALVE
13	EXISTING GRABBY RELOCATION	27	EXISTING WATER VALVE
14	INSTALL GRABBY PER MAN	28	EXISTING WATER VALVE
15	10' LUE	29	EXISTING WATER VALVE
16	BRICKWAY/PAVEMENT LINE	30	EXISTING WATER VALVE
17	EXISTING LINE	31	EXISTING WATER VALVE
18	EXISTENT LINE	32	EXISTING WATER VALVE
19	EXISTING CONDUIT	33	EXISTING WATER VALVE
20	EXISTING CONDUIT	34	EXISTING WATER VALVE
21	EXISTING CONDUIT	35	EXISTING WATER VALVE
22	EXISTING CONDUIT	36	EXISTING WATER VALVE
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226	EXISTING CONDUIT	240	EXISTING WATER VALVE
227	EXISTING CONDUIT	241	EXISTING WATER VALVE
228	EXISTING CONDUIT	242	EXISTING WATER VALVE
229	EXISTING CONDUIT	243	EXISTING WATER VALVE
230	EXISTING CONDUIT	244	EXISTING WATER VALVE
231	EXISTING CONDUIT	245	EXISTING WATER VALVE
232	EXISTING CONDUIT	246	EXISTING WATER VALVE
233	EXISTING CONDUIT	247	EXISTING WATER VALVE
234	EXISTING CONDUIT	248	EXISTING WATER VALVE
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236	EXISTING CONDUIT	250	EXISTING WATER VALVE
237	EXISTING CONDUIT	251	EXISTING WATER VALVE
238	EXISTING CONDUIT	252	EXISTING WATER VALVE
239	EXISTING CONDUIT	253	EXISTING WATER VALVE
240	EXISTING CONDUIT	254	EXISTING WATER VALVE
241	EXISTING CONDUIT	255	EXISTING WATER VALVE
242	EXISTING CONDUIT	256	EXISTING WATER VALVE
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246	EXISTING CONDUIT	260	EXISTING WATER VALVE
247	EXISTING CONDUIT	261	EXISTING WATER VALVE
248	EXISTING CONDUIT	262	EXISTING WATER VALVE
249	EXISTING CONDUIT	263	EXISTING WATER VALVE
250	EXISTING CONDUIT	264	EXISTING WATER VALVE
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253	EXISTING CONDUIT	267	EXISTING WATER VALVE
254	EXISTING CONDUIT	268	EXISTING WATER VALVE
255	EXISTING CONDUIT	269	EXISTING WATER VALVE
256	EXISTING CONDUIT	270	EXISTING WATER VALVE
257	EXISTING CONDUIT	271	EXISTING WATER VALVE
258	EXISTING CONDUIT	272	EXISTING WATER VALVE
259	EXISTING CONDUIT	273	EXISTING WATER VALVE
260	EXISTING CONDUIT	274	EXISTING WATER VALVE
261	EXISTING CONDUIT	275	EXISTING WATER VALVE
262	EXISTING CONDUIT	276	EXISTING WATER VALVE
263	EXISTING CONDUIT	277	EXISTING WATER VALVE
264	EXISTING CONDUIT	278	EXISTING WATER VALVE
265	EXISTING CONDUIT	279	EXISTING WATER VALVE
266	EXISTING CONDUIT	280	EXISTING WATER VALVE
267	EXISTING CONDUIT	281	EXISTING WATER VALVE
268	EXISTING CONDUIT	282	EXISTING WATER VALVE
269	EXISTING CONDUIT	283	EXISTING WATER VALVE
270	EXISTING CONDUIT	284	EXISTING WATER VALVE
271	EXISTING CONDUIT	285	EXISTING WATER VALVE
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273	EXISTING CONDUIT	287	EXISTING WATER VALVE
274	EXISTING CONDUIT	288	EXISTING WATER VALVE
275	EXISTING CONDUIT	289	EXISTING WATER VALVE
276	EXISTING CONDUIT	290	EXISTING WATER VALVE
277	EXISTING CONDUIT	291	EXISTING WATER VALVE
278	EXISTING CONDUIT	292	EXISTING WATER VALVE
279	EXISTING CONDUIT	293	EXISTING WATER VALVE
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281	EXISTING CONDUIT	295	EXISTING WATER VALVE
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283	EXISTING CONDUIT	297	EXISTING WATER VALVE
284	EXISTING CONDUIT	298	EXISTING WATER VALVE
285	EXISTING CONDUIT	299	EXISTING WATER VALVE
286	EXISTING CONDUIT	300	EXISTING WATER VALVE
287	EXISTING CONDUIT	301	EXISTING WATER VALVE
288	EXISTING CONDUIT	302	EXISTING WATER VALVE
289	EXISTING CONDUIT	303	EXISTING WATER VALVE
290	EXISTING CONDUIT	304	EXISTING WATER VALVE
291	EXISTING CONDUIT	305	EXISTING WATER VALVE
292	EXISTING CONDUIT	306	EXISTING WATER VALVE
293	EXISTING CONDUIT	307	EXISTING WATER VALVE
294	EXISTING CONDUIT	308	EXISTING WATER VALVE
295	EXISTING CONDUIT	309	EXISTING WATER VALVE
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298	EXISTING CONDUIT	312	EXISTING WATER VALVE
299	EXISTING CONDUIT	313	EXISTING WATER VALVE
300	EXISTING CONDUIT	314	EXISTING WATER VALVE
301	EXISTING CONDUIT	315	EXISTING WATER VALVE
302	EXISTING CONDUIT	316	EXISTING WATER VALVE
303	EXISTING CONDUIT	317	EXISTING WATER VALVE
304	EXISTING CONDUIT	318	EXISTING WATER VALVE
305	EXISTING CONDUIT	319	EXISTING WATER VALVE
306	EXISTING CONDUIT	320	EXISTING WATER VALVE
307	EXISTING CONDUIT	321	EXISTING WATER VALVE
308	EXISTING CONDUIT	322	EXISTING WATER VALVE
309	EXISTING CONDUIT	323	EXISTING WATER VALVE
310	EXISTING CONDUIT	324	EXISTING WATER VALVE
311	EXISTING CONDUIT	325	EXISTING WATER VALVE
312	EXISTING CONDUIT	326	EXISTING WATER VALVE
313	EXISTING CONDUIT	327	EXISTING WATER VALVE
314	EXISTING CONDUIT		

ROBINSON ROAD 5
KUNA, IDAHO

OWNER/DEVELOPER:
JIM YORK
2432 W. BAY POINTE
NAMPA, IDAHO 83651
PHONE 208-919-2173

CONCEPTUAL 2

Designed By: XXXX	Drawn By: XXXX	Checked By: XXXX	Job Number: 01X,XXX
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[illegible]



CALDWELL, IDAHO
2nd FLOOR PLAN

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[illegible]

SHEET TITLE
2nd FLOOR
PLAN

MOS PROJECT NUMBER		RD-702
DRAWN BY	LOL	DATE 01/11/23
CHECKED BY	MM	DATE 01/11/23
DRAWING NUMBER		REV

THE FLEETWIDE DESIGN AND CONSTRUCTION COMPANY HAS BEEN AWARDED A \$1.5-MILLION CONTRACT FOR THE CONSTRUCTION OF A 100,000-SQ-FT, 10-STORY OFFICE BUILDING IN THE NEW YORK CITY AREA. THE PROJECT IS BEING DESIGNED BY THE FLEETWIDE DESIGN AND CONSTRUCTION COMPANY, NEW YORK CITY. THE PROJECT IS BEING DESIGNED BY THE FLEETWIDE DESIGN AND CONSTRUCTION COMPANY, NEW YORK CITY. THE PROJECT IS BEING DESIGNED BY THE FLEETWIDE DESIGN AND CONSTRUCTION COMPANY, NEW YORK CITY.

RAMBOWA'S DECEITFULNESS
IT IS THE INTENT OF THE DRAWINGS, MAPS, AND PLATS TO BE GUIDELINES FOR CONSTRUCTION, THE CONTRACT FOR BEING POSSIBLE FOR DETERMINING ANY CONCRETE PLAIN ALIBIS IN THE VARIOUS DRAWINGS AND SPECIFICATIONS AND THE CONTRACTORS SHALL NOTIFY THE REGISTER IN WRITING IF ANY DISCREPANCY DOES EXIST IN THE ORIGINAL AND DETAIL WHICH MAY BE CORRECTED BY THE ENGINEER. THE REGISTER SHALL BE HEARD ON ERROR AND ANY DISCREPANCY WILL BE FIXED TO THE "CORRECTION OF THE ORIGINAL DRAWING" COLLECTED WITH IT IN THE STATE.

1 2ND FLOOR PLAN
14'0" = 1:50